

FY 2009-10
CalPERS Headquarters Building Account
Budget/Income/Expenditure Summary
Operating and Non-Operating Expenditures
Year End

	Budget	Expenditures	% of Budget Expended
OPERATING EXPENSES:			
Utilities	\$ 3,181,935	\$ 2,766,767	87.0%
Taxes	421,505	24,362	5.8%
Waste Removal	43,867	28,918	65.9%
Engineering	2,500,132	2,237,198	89.5%
Electrical	352,540	230,065	65.3%
HVAC	235,251	416,017	176.8%
Plumbing	42,610	95,059	223.1%
Elevator/Escalator	205,961	195,229	94.8%
Janitorial	2,834,489	2,526,569	89.1%
Landscaping	785,525	808,500	102.9%
Garage/Parking	322,572	233,817	72.5%
General Maintenance	427,893	317,823	74.3%
Security	2,229,205	1,977,779	88.7%
Fire and Life Safety	91,348	101,039	110.6%
Green Building Programs	115,500	113,536	98.3%
Management Fees	393,301	442,787	112.6%
Administration	893,615	756,221	84.6%
Cafeteria/Catering	524,030	600,412	114.6%
Child Care Center	28,780	21,344	74.2%
Total LPBA Operating Expenditures	15,630,059	13,893,442	88.9%
NON-LPBA OPERATING EXPENSES			
Non-Building Expenses	858,715	1,151,252	134.1%
Off-Site Expenses	308,410	288,118	93.4%
Sun Center Expenses	359,855	334,063	92.8%
Total Non-LPBA Operating Expenditures	1,526,980	1,773,433	116.1%
Total Operating Expenditures	17,157,039	15,666,875	91.3%
NON-OPERATING EXPENSES:			
Owner Improvements:			
Outside Services	384,900	219,050	56.9%
Materials/Supplies	103,224	48,436	46.9%
Install/Reconfigure	559,200	341,077	61.0%
Wire Plant/Voice & Data	2,785,287	1,897,002	68.1%
Misc. Owner Improvements	1,384,200	576,038	41.6%
Total Owner Improvements	5,216,811	3,081,603	59.1%
Building Improvements:			
Outside Services	2,255,000	3,123,083	138.5%
Materials/Supplies	20,400	513	2.5%
R St. Deferred Work	616,000	1,286,635	208.9%
Misc. Tenant Improvements	2,720,692	294,151	10.8%
Misc. Building Improvements	1,024,881	962,083	93.9%
Total Building Improvements	6,636,973	5,666,465	85.4%
Other Expenditures:			
Furniture Assets	2,212,600	826,986	37.4%
Telecommunications	3,151,182	3,081,706	97.8%
Front Street Regional Transit Shuttle	45,000	55,300	122.9%
Building Insurance	1,396,395	737,028	52.8%
Fire Marshal	10,000	9,905	99.1%
Total Other Expenses	6,815,177	4,711,101	69.1%
Total Non-Operating Expenses	11,853,784	8,748,068	73.8%
TOTAL EXPENSES	\$ 35,826,000	\$ 29,126,044	81.3%